

**CITY OF BALTIMORE
COUNCIL BILL 22-0196
(First Reader)**

Introduced by: Councilmembers Ramos, President Mosby, Glover, Conway, Bullock

Introduced and read first time: February 7, 2022

Assigned to: Committee of the Whole

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Housing and Community Development, Housing Authority of Baltimore City, Mayor's Office of Children and Family Success

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Short-Term Rental Assistance Program**

3 FOR the purpose of establishing the Short-Term Rental Assistance Program; delivering short-
4 term rental assistance to families experiencing housing emergencies; creating a maximum
5 amount of rental assistance paid to any 1 family per month; creating a maximum duration that
6 any 1 family may receive rental assistance under the Program; establishing eligibility
7 requirements for the Program; requiring the Department of Housing and Community
8 Development to adopt rules and regulations to administer the Program; establishing
9 admission standards for the Program; providing for an appeals process in case of an
10 application denial; defining certain terms; and providing for a special effective date.

11 BY adding

12 Article 13 - Housing and Urban Renewal
13 Sections 6C-1 through 6C-8, to be under the new subtitle
14 "Subtitle 6C. Short-Term Rental Assistance Program"
15 Baltimore City Code
16 (Edition 2000)

17 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
18 Laws of Baltimore City read as follows:

19 **Baltimore City Code**

20 **Article 13. Housing and Urban Renewal**

21 **SUBTITLE 6C. SHORT-TERM RENTAL ASSISTANCE PROGRAM**

22 **§ 6C-1. DEFINITIONS.**

23 (A) *IN GENERAL.*

24 IN THIS SUBTITLE, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 (B) *APPLICANT*.

2 “APPLICANT” MEANS A FAMILY WHO SUBMITS A PROGRAM APPLICATION TO THE
3 DEPARTMENT.

4 (C) *COMMISSIONER*.

5 “COMMISSIONER” MEANS THE COMMISSIONER OF THE DEPARTMENT OF HOUSING AND
6 COMMUNITY DEVELOPMENT OR THE COMMISSIONER’S DESIGNEE.

7 (D) *DEPARTMENT*.

8 “DEPARTMENT” MEANS THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

9 (E) *FAMILY*.

10 “FAMILY” MEANS 1 OR MORE INDIVIDUALS WHO RESIDE TOGETHER AS A HOUSEHOLD.

11 (F) *HOUSING EMERGENCY*.

12 “HOUSING EMERGENCY” MEANS A SITUATION WHERE:

13 (1) A FAMILY IS EXPERIENCING HOMELESSNESS;

14 (2) A FAMILY IS PARTICIPATING IN A VIOLENCE REDUCTION PROGRAM, AS DESIGNATED
15 BY THE DEPARTMENT;

16 (3) A FAMILY IS PARTICIPATING IN A JOB TRAINING OR JOB PLACEMENT PROGRAM, AS
17 DESIGNATED BY THE DEPARTMENT;

18 (4) A FAMILY IS REQUIRED TO VACATE A RENTAL DWELLING UNDER § 5-17
19 {“VACATING PREMISES”} OF THIS ARTICLE;

20 (5) A FAMILY IS A VICTIM OF MORTGAGE FORECLOSURE OR TAX SALE FORECLOSURE;
21 OR

22 (6) THE DEPARTMENT DETERMINES A FAMILY IS EXPERIENCING A CRISIS WHERE
23 ACCESS TO STABLE HOUSING IS ESSENTIAL TO REMOVING THE FAMILY FROM THE
24 STATE OF CRISIS.

25 (G) *PROGRAM*.

26 “PROGRAM” MEANS THE BALTIMORE CITY SHORT-TERM RENTAL ASSISTANCE PROGRAM
27 ESTABLISHED BY THIS SUBTITLE.

28 (H) *RENTAL ASSISTANCE*.

29 “RENTAL ASSISTANCE” IS A PAYMENT MADE BY THE PROGRAM TOWARD THE RENTAL
30 PAYMENT OBLIGATION OF A FAMILY EXPERIENCING A HOUSING EMERGENCY.

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1 **§ 6C-2. PROGRAM ESTABLISHED.**

2 (A) *IN GENERAL.*

3 THERE IS A SHORT-TERM RENTAL ASSISTANCE PROGRAM IN BALTIMORE CITY.

4 (B) *PURPOSE.*

5 THE PURPOSE OF THE PROGRAM IS TO PROVIDE RENTAL ASSISTANCE TO FAMILIES
6 EXPERIENCING A HOUSING EMERGENCY.

7 (C) *ADMINISTRATION.*

8 THE PROGRAM SHALL BE ADMINISTERED BY THE DEPARTMENT.

9 **§ 6C-3. RULES AND REGULATIONS.**

10 (A) *IN GENERAL.*

11 SUBJECT TO THE REQUIREMENTS IN THIS SECTION AND SUBJECT TO TITLE 4
12 {"ADMINISTRATIVE PROCEDURE ACT — REGULATIONS"} OF THE CITY GENERAL
13 PROVISIONS ARTICLE, THE DEPARTMENT SHALL ADOPT RULES AND REGULATIONS TO
14 CARRY OUT THE PROVISIONS OF THIS SUBTITLE.

15 (B) *HEARING PERIOD.*

16 IN ADDITION TO THE REQUIREMENTS SET FORTH IN THE TITLE 4 {"ADMINISTRATIVE
17 PROCEDURE ACT — REGULATIONS"} OF THE CITY GENERAL PROVISIONS ARTICLE, THE
18 DEPARTMENT MUST HOLD A PUBLIC HEARING PRIOR TO:

19 (1) ADOPTING ANY RULES AND REGULATIONS REQUIRED BY THIS SUBTITLE; OR

20 (2) AMENDING OR REPEALING ANY RULES AND REGULATIONS ADOPTED UNDER THIS
21 SUBTITLE.

22 **§ 6C-4. PROGRAM ELIGIBILITY.**

23 (A) *APPLICATION REQUIRED.*

24 A FAMILY, OR AN AGENT OF THE FAMILY SPECIFICALLY AUTHORIZED IN WRITING, MAY
25 SEEK PARTICIPATION IN THE PROGRAM BY SUBMITTING AN APPLICATION TO THE
26 DEPARTMENT IN THE FORM THE DEPARTMENT REQUIRES.

27 (B) *ELIGIBILITY.*

28 A FAMILY IS ELIGIBLE TO PARTICIPATE IN THE PROGRAM IF THE FAMILY:

29 (1) RESIDES IN BALTIMORE CITY AT THE TIME OF APPLICATION; AND

30 (2) IS EXPERIENCING A HOUSING EMERGENCY.

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1 **§ 6C-5. PROGRAM ADMISSION.**

2 (A) *IN GENERAL.*

3 SUBJECT TO THE PROVISIONS OF THIS SECTION, ELIGIBLE FAMILIES SHALL BE ADMITTED
4 INTO THE PROGRAM.

5 (B) *FUNDING AVAILABILITY.*

6 ADMISSION INTO THE PROGRAM IS SUBJECT TO THE AVAILABILITY OF FUNDS AND IS NOT
7 AN ENTITLEMENT.

8 **§ 6C-6. RENTAL ASSISTANCE PAYMENT.**

9 (A) *AMOUNT.*

10 (1) RENTAL ASSISTANCE TO ANY 1 FAMILY MAY NOT EXCEED \$1,500 PER MONTH.

11 (2) RENTAL ASSISTANCE TO ANY 1 FAMILY MAY CHANGE OVER TIME:

12 (I) IN RELATION TO A FAMILY'S GROSS INCOME; OR

13 (II) AS OTHERWISE DEEMED APPROPRIATE BY THE DEPARTMENT.

14 (B) *DURATION.*

15 RENTAL ASSISTANCE TO ANY 1 FAMILY MAY NOT EXTEND BEYOND 12 MONTHS.

16 (C) *MANNER OF PAYMENT.*

17 RENTAL ASSISTANCE GIVEN UNDER THIS SECTION SHALL BE GIVEN DIRECTLY TO THE
18 LANDLORD ON BEHALF OF THE FAMILY.

19 (D) *AUDITS.*

20 THE DEPARTMENT SHALL CONDUCT AUDITS AT LEAST EVERY 4 MONTHS TO ENSURE THAT
21 FAMILIES RECEIVING RENTAL ASSISTANCE REMAIN ELIGIBLE FOR THE PROGRAM.

22 **§ 6C-7. DENIAL OF PARTICIPATION IN THE PROGRAM BY THE DEPARTMENT.**

23 (A) *IN GENERAL.*

24 THE DEPARTMENT MAY DENY AN APPLICATION TO THE PROGRAM IF THE DEPARTMENT
25 FINDS THAT THE APPLICANT:

26 (1) FAILED TO SUPPLY THE INFORMATION TO THE DEPARTMENT REQUIRED BY THIS
27 SUBTITLE OR THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE;

28 (2) DOES NOT RESIDE IN BALTIMORE CITY AT THE TIME OF APPLICATION; OR

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1 (3) IS NOT EXPERIENCING A HOUSING EMERGENCY.

2 (B) *WRITTEN NOTICE OF DENIAL.*

3 IF THE DEPARTMENT DENIES AN APPLICATION, THE DEPARTMENT MUST PROVIDE THE
4 APPLICANT WITH A WRITTEN NOTICE OF THE DENIAL, INCLUDING REASONS FOR THE
5 DENIAL, WITHIN 15 BUSINESS DAYS OF THE DENIAL.

6 (C) *APPEAL.*

7 (1) *IN GENERAL.*

8 THE APPLICANT MAY APPEAL THE DEPARTMENT’S DENIAL TO THE COMMISSIONER OF
9 THE DEPARTMENT.

10 (2) *FORMAT OF APPEAL.*

11 IN APPEALING THE DEPARTMENT’S DENIAL, THE APPLICANT MUST:

12 (I) SUBMIT THE APPEAL IN WRITING TO THE DEPARTMENT WITHIN 15 BUSINESS
13 DAYS OF RECEIPT OF THE DEPARTMENT’S WRITTEN DENIAL; AND

14 (II) STATE THE REASONS WHY THE DEPARTMENT SHOULD HAVE ACCEPTED THE
15 APPLICATION.

16 (3) *DECISION.*

17 THE DEPARTMENT MUST ISSUE A WRITTEN DECISION WITHIN 15 BUSINESS DAYS OF
18 RECEIPT OF THE APPLICANT’S APPEAL.

19 **§ 6C-8. ANNUAL REPORT.**

20 NOT LATER THAN SEPTEMBER 1 OF EACH YEAR, THE DEPARTMENT MUST SUBMIT AN ANNUAL
21 REPORT TO THE MAYOR AND CITY COUNCIL FOR THE PREVIOUS FISCAL YEAR DETAILING:

22 (1) THE PERFORMANCE OF THE PROGRAM;

23 (2) THE NUMBER OF APPLICANTS ACCEPTED INTO THE PROGRAM;

24 (3) THE NUMBER OF FAMILIES RECEIVING RENTAL ASSISTANCE;

25 (4) THE TOTAL AMOUNT OF RENTAL ASSISTANCE RECEIVED BY EACH FAMILY;

26 (5) THE NUMBER OF PAYMENTS OF RENTAL ASSISTANCE TO EACH FAMILY; AND

27 (6) ANY OTHER INFORMATION DEEMED APPROPRIATE BY THE COMMISSIONER, OR
28 OTHERWISE REQUESTED BY THE MAYOR OR THE CITY COUNCIL.

29 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on
30 January 1, 2023.